

August 25, 2009

Preliminary Site Plan &

Conveyance Plat: Legacy West Addition, Block A, Lots 2, 3A, & 3B
(PSPCP09-0001)

Owner(s): Regency Realty Corporation and Liberty Bank

DESCRIPTION:

Two retail buildings and a child day care center on three lots on 5.6± acres on the south side of Lebanon Road, 540± feet west of Legacy Drive. Zoned Planned Development-33-Business Center. Neighborhood #32. JE

REMARKS:

Preliminary Site Plan

Access: Access is provided from Lebanon Road.

Cross access: Cross access is provided to the lots to the north and to the east.

Parking: Parking is adequate. The applicant has provided more parking as stated in the parking and queuing study.

Open space: Open space is adequate.

Tree Preservation: The site does not contain any protected trees.

Screening: There is an existing six foot brick screening wall along the property line of the residential subdivision to the south. There is also a row of Leyland Cypress trees that will be relocated five feet off the property line of Lot 3B, outside of the proposed fence that surrounds the open play area.

Façade Plan: A preliminary façade plan has been submitted for review.

Additional Information: Planned Development-33 allows a child day care center by right. The proposed child day care center is 16,789 square feet and will have a maximum capacity of 350 children. They are providing 27,038 square feet of open play area, exceeding the requirement of 65 square feet per child (22,750). The child day care center has a strict policy that requires parents to go inside the facility to check in and check out their child. A parking and queuing study conducted

by the applicant showed a need for additional parking spaces rather than stacking. The study was reviewed and approved by the Traffic Engineer.

A preliminary site plan for Legacy West, Lots 3, 4 and 6 was approved by the Planning & Zoning Commission on March 22, 2005 but has since expired. The previously approved preliminary site plan is attached for reference. The preliminary site plan complies with the standards set forth in Planned Development-33.

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The plat divides one lot into two lots.

RECOMMENDATION:

Recommended for approval subject to:

Preliminary Site Plan

Staff approval of the preliminary façade plan.

Conveyance Plat

As submitted.